

# Bixby Technical Advisory Committee Meeting Agenda



**Bixby Municipal Building  
Conference Room  
113 W Dawes Avenue, Bixby, Oklahoma**



**Wednesday, April 2, 2025 | 10:00 A.M.**

## **Technical Advisory Committee Members**

David Segala - A.E.P.-P.S.O.  
Jody Chester - A.E.P.-P.S.O.  
Aaron Smith - A.E.P.-P.S.O.  
Brett Ashlock - A.T.&T.  
Kevin Bender - A.T.&T.  
Kevin Wingard - SDT  
Richard Gann - B.T.C. Broadband  
Tony Gonzalez - B.T.C. Broadband  
Susan Bevard - B.T.C. Broadband  
Chad Jones - B.T.C. Broadband  
Scott Lowry - B.T.C. Broadband  
Woody Lowry - B.T.C. Broadband  
Rob Miller - Bixby Public Schools  
Lydia Wilson - Bixby Public Schools  
Bea Aamodt - Bixby Public Works Director  
Jim Harges, Construction Manager  
Joey Wiedel - Interim City Manager  
Gwen Plante - Project Manager  
Heath Wright - Bixby Utilities & Water  
Joe Sherrell - Bixby Fire Chief  
Nicholas Flanary - Bixby Fire Marshal  
Ryan King - Assistant Fire Marshal  
Gladys Gill - City Planner I  
Justin Rich - Cox  
Loyda Mercado - Cox  
Kadi Calfy - Cox

Matt Foreman - Cox  
Christopher Long - Cox R.O.W. Agent  
Marty Lademan - Creek County R.W.D. #2  
Cynthia Hubbell - Creek County R.W.D. #2  
Katherine Russell - East Central Electric  
Ron Wolfe - East Central Electric (E.C.E.)  
Caleb Brennecke - East Central Electric  
Michael Beardsley - East Central Electric  
Jeremy Hendrickson - ecoLINK  
Rick McElhannon - ecoLINK  
Steve Whitehouse - O.G. & E.  
Dewayne Perry - O.G. & E.  
Keith Melson - O.G. & E.  
Quan Tran - O.G. & E.  
Brandon Rainbolt - O.N.G.  
Chandler Eidson - O.N.G.  
Patrick Stone - O.N.G.  
Bryant Cox - O.N.G.  
Kris Mendoza - O.N.G.  
Jeff Briggs - O.N.G.  
Kym Cude - O.N.G.  
Shannon Clemente - O.N.G.  
Chance Marshall - O.N.G.  
Chris Stobaugh - U.S.P.S. Bixby  
Aaron Grodi - Windstream  
Joel Ostrenga - Windstream

---

## **Call to Order**

## **Introductions**

## **Approval of Minutes**

1. Review and approve minutes for the TAC meeting dated March 5<sup>th</sup>, 2025.

## **Project Discussions**

1. Preliminary Plat BXPT-25.01 - Verrado located near 111<sup>th</sup> Street and Mingo Rd.

## **New Business**

## Adjournment

This Notice and Agenda were posted on the bulletin board on or before 10:00 a.m., April 1, 2025, at the Bixby Municipal Building located at 111 N Cabaniss Ave, Bixby, Oklahoma.

Respectfully submitted,



Gladys Gill  
Assistant Planner

**Persons who require a special accommodation to participate in this meeting should contact Shannon Duran, City Clerk, 111 North Cabaniss Ave Bixby, Oklahoma, 918-366-4430, or email [SDuran@bixbyok.gov](mailto:SDuran@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) may contact Oklahoma Relay at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.**

**Bixby Technical Advisory Committee Meeting**  
**Meeting Minutes**  
**Conference Room**  
**Municipal Building, 111 N Cabaniss Ave, Bixby, Oklahoma**

**Wednesday, March 5, 2025 | 10:00 A.M.**

**Technical Advisory Committee Members**

**Members Present**

Bea Aamodt, City of Bixby  
Gwen Plante, City of Bixby  
Erik Dye, City of Bixby  
Richard Gann, BTC  
Susan Bevard, BTC

**Others Present**

Donna Crawford, City of Bixby Consultant  
Shannon Hanks, CEC Corporation  
Jacob Campbell, CEC Corporation

**Call to Order**

- Gladys Gill, City of Bixby, called the meeting to order at 10:08 A.M.

**Introductions**

- All members proceeded to introduce themselves.

**Approval of Minutes**

- 1. Consider and approve the minutes of the Technical Advisory Committee meeting dated February 5, 2025.**
- Gladys Gill requested a motion to approve the minutes from the Technical Advisory Committee meeting held on February 5, 2025. Richard Gann from BTC made the motion to approve the minutes, and Susan Bevard, also from BTC, seconded it.

Aye: All  
Nay: None

*Motion Carried*

**Project Discussions**

- 1. Preliminary Drainage Plans for 131<sup>st</sup> Street from Memorial Drive to Mingo Road.**
- Gladys Gill, City of Bixby, introduced item 1 and asked if any utility companies had comments for the CEC engineers. Jacob Campbell with CEC Corporation gave a rundown of the project.
  - Richard Gann, BTC, confirmed that fiber service is available in the area and stated that the fiber along S. Memorial Dr. to 85th Street would need to be relocated closer to the proposed right-of-way (ROW). Copper or fiber peds would also need to be relocated.

**2. Preliminary Drainage Plans Gardenview Addition.**

- Gladys Gill introduced item 2 and asked if any utility companies had comments for CEC. BTC had no comments for CEC engineers. Gladys Gill noted that Cox, Bixby Schools, and East Central Electric had no comments regarding the preliminary drainage plans for Gardenview Addition.

**3. Utility Easement Closure (BXEC-25.01) within Lot 1 and 2, Block 1 of Crossing at Conrad Village.**

- Gladys Gill introduced item 3 and asked if anyone had any comments for the applicant.

No comments from staff or utility companies.

**New Business**

- No new business to discuss

**Adjournment**

The meeting was adjourned at 10:35 AM.

# PRELIMINARY PLAT

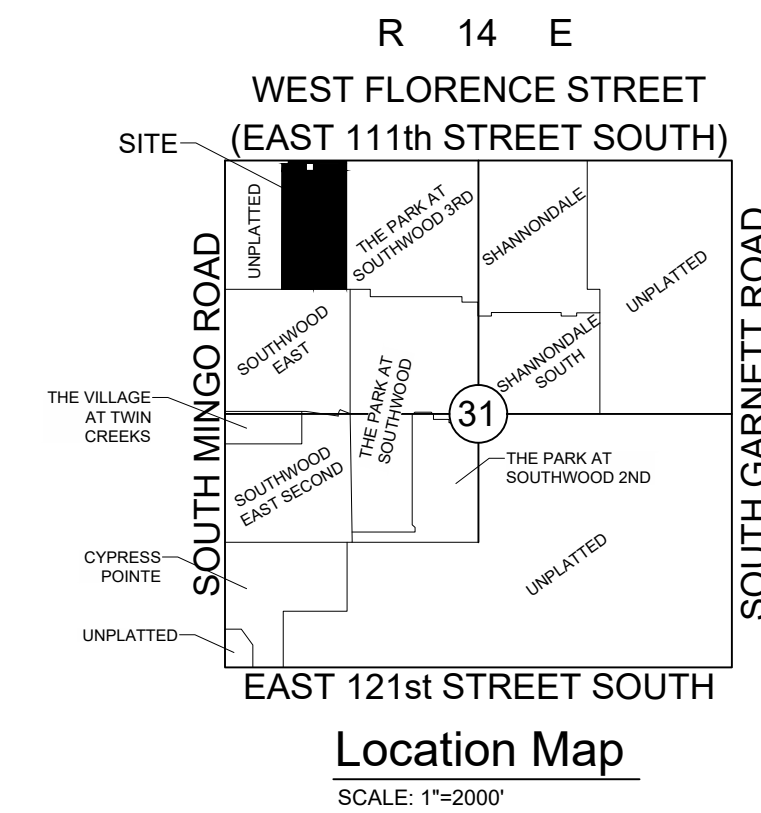
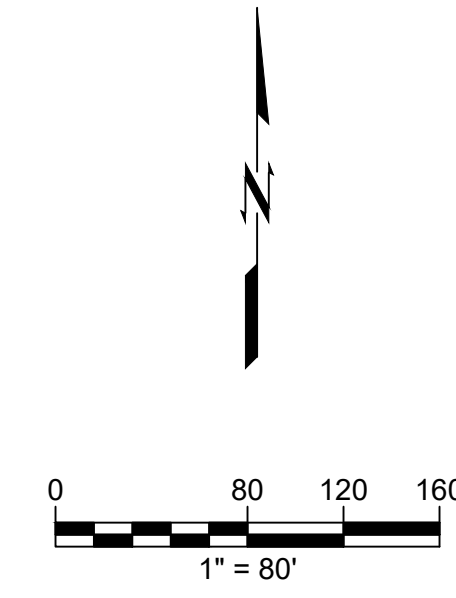
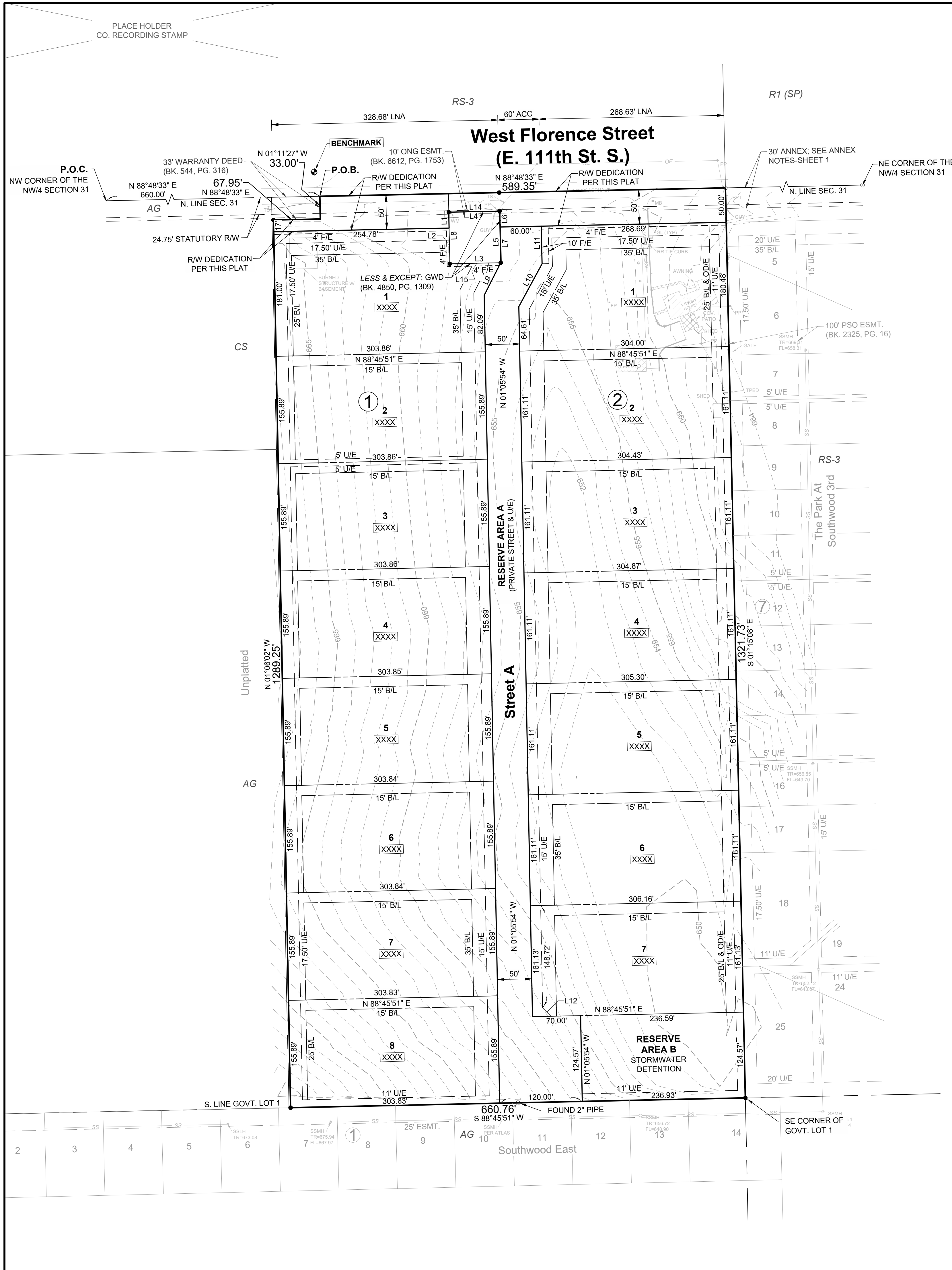
# VERRADO

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
 Back 9 Investments, LLC  
 8917 South Yale, Suite 200  
 Tulsa, Oklahoma, 74137  
 CONTACT: \_\_\_\_\_

**ENGINEER:**  
 Wallace Design Collective, PC  
 123 North Martin Luther King Jr Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 JORDAN RODICH, P.E.  
 jordanrodich@wallace.design

**SURVEYOR:**  
 Fritz Land Surveying, LLC  
 524 E. MAIN ST.  
 Jenks, Oklahoma 74037  
 Phone: (918) 528-5121  
 OK CA NO. CA 5848, EXPIRES 6/30/2026  
 ANDY FRITZ, OK LICENSE 1694  
 FRITZLANDSURVEYING@GMAIL.COM



**LEGEND**

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY
- F/E = FENCE EASEMENT
- ODIE = OVERLAND DRAINAGE EASEMENT
- U/E = UTILITY EASEMENT
- ESMT. = EASEMENT
- BK./PG. = BOOK/PAGE
- GWD = GENERAL WARRANTY DEED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA

XXXX ADDRESS

① BLOCK NUMBER

② LOT NUMBER

● MONUMENT SET

○ MONUMENT FOUND

**ANNEX ALTA NOTES:**

10. ORDINANCE NO. 277, WHICH ANNEXES A CERTAIN PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4127, PAGE 1221. AFFECTS THE SURVEYED PROPERTY IN A BLANKET MANNER; NO GRAPHICS SHOWN.

11. ORDINANCE NO. 291, WHICH DE-ANNEXES CERTAIN PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4161, PAGE 1594. AFFECTS THE NORTHERLY 30' OF THE SURVEYED PROPERTY.

12. ORDINANCE NO. 347, WHICH ANNEXES CERTAIN ROADS AND PROPERTY TO THE TOWN OF BIXBY, OKLAHOMA, RECORDED IN BOOK 4382, PAGE 251. AFFECTS THE NORTHERLY 30' OF THE SURVEYED PROPERTY.

13. ORDINANCE NO. 1001, WHICH AMENDS NO. 272, RECORDED AS DOCUMENT NO. 2008066639. DOES NOT AFFECT THE SURVEYED PROPERTY.

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	23.10'	S 01°11'27" E
L2	51.90'	S 01°11'27" E
L3	73.90'	N 88°48'33" E
L4	73.92'	S 88°48'33" W
L5	75.00'	S 01°10'35" E
L6	23.10'	S 01°10'35" E
L7	51.90'	S 01°10'35" E
L8	75.00'	S 01°11'27" E
L9	53.01'	S 26°54'24" W
L10	70.73'	S 28°27'55" W
L11	54.65'	N 01°10'35" W
L12	17.19'	S 44°59'59" E
L14	75.00'	N 88°48'33" E
L15	75.00'	S 88°48'33" W

**LOT AREA TABLE (BLOCK 1)**

LOT #	AREA (SF)	(ACRE)
1	53,000	1.22
2	47,370	1.09
3	47,369	1.09
4	47,368	1.09
5	47,368	1.09
6	47,367	1.09
7	47,366	1.09
8	47,364	1.09

**LOT AREA TABLE (BLOCK 2)**

LOT #	AREA (SF)	(ACRE)
1	51,882	1.19
2	49,012	1.13
3	49,082	1.13
4	49,152	1.13
5	49,221	1.13
6	49,291	1.13
7	49,367	1.13

**RESERVE AREA TABLE**

RESERVE	AREA (SF)	(ACRE)
A	73,425	1.69
B	29,493	0.68

PLACE HOLDER  
 CO. CLERK STAMP

**FINAL PLAT  
 CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on \_\_\_\_\_

**MAYOR - VICE MAYOR**

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

\_\_\_\_\_  
**CITY MANAGER - CITY CLERK**

**SUBDIVISION STATISTICS**  
 SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN TWO (2) BLOCKS. SUBDIVISION CONTAINS 863,415 SF (19.82 ACRES) R/W DEDICATED BY PLAT CONTAINS 28,917 SF (0.66 ACRES)  
 PROPERTY ZONED RE

**MONUMENTATION**  
 MONUMENTATION FOUND AS NOTED.  
 SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

**BENCHMARK**  
 SET 3/8" IRON PIN WITH "FRITZ" CAP  
 NORTHING=372024.816  
 EASTING=2599547.861  
 ELEV=661.30

**BASIS OF BEARINGS**  
 HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501. VERTICAL DATUM NAVD 1988

**ADDRESS NOTE**  
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**FLOODPLAIN NOTE**  
 WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40143C0388L & 40143C0451L - OCTOBER16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

**SURVEYOR'S LAST SITE VISIT:**  
 FEBRUARY 10, 2025

PLACE HOLDER  
 CO. TAX STAMP

\\civil-server\projects\2440289 Project Back 9\Drawings\PRODUCTION\Plan2440289 Preliminary Plat.dwg PLOT:2/28/25 ORIG SIZE:24"x38"

# PRELIMINARY PLAT VERRADO

## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

### KNOW ALL MEN BY THESE PRESENTS:

FOR THE PURPOSE OF PROVIDING ADEQUATE RESTRICTIVE COVENANTS FOR THE MUTUAL BENEFIT OF OURSELVES AND SUCCESSORS IN TITLE TO THE TRACTS HEREINAFTER DESCRIBED, WE DO HEREBY IMPOSE THE FOLLOWING RESTRICTIVE COVENANTS AND RESERVATIONS, THAT SHALL BE INCUMBENT UPON ALL TRANSFERREES, GRANTEEES, AND SUCCESSORS IN TITLE OR INTEREST IN AND TO ANY OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 31; THENCE NORTH 88°48'33" EAST ALONG THE NORTH LINE THEREOF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°48'33" EAST 589.35 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 01°15'08" EAST ALONG THE EAST LINE THEREOF 1321.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°45'51" WEST ALONG THE SOUTH LINE THEREOF 660.76 FEET; THENCE NORTH 01°09'02" WEST 1289.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 11TH STREET; THENCE NORTH 88°48'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 67.95 FEET; THENCE NORTH 01°11'27" WEST 33.00 FEET TO THE NORTH LINE OF THE NW/4 AND THE POINT OF BEGINNING.

LESS AND EXCEPT A TRACT OF LAND THAT IS PART OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 31; THENCE NORTH 88°48'33" EAST ALONG THE NORTH LINE THEREOF 846.80 FEET; THENCE SOUTH 01°11'27" EAST 26.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°48'33" EAST AND PARALLEL WITH THE NORTH LINE OF THE NW/4 OF SAID SECTION 31 A DISTANCE OF 75.00 FEET; THENCE SOUTH 01°11'27" EAST 75.00 FEET; THENCE SOUTH 88°48'33" WEST 75.00 FEET THENCE NORTH 01°11'27" WEST 75.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 863,333.3 SQ. FEET OR 19.82 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

### SECTION I: EASEMENTS, AND UTILITIES

#### A. UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, FIBER OPTIC, AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH FUTURE LOT OWNER AND SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT. NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

#### B. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH, SOUTH, AND WEST SIDE PERIMETER BOUNDARIES OF THE SUBDIVISION, IF LOCATED WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION WILL BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER(S) OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER(S) OF ELECTRIC, TELEPHONE, BROADBAND, AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, BROADBAND, OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER(S) OF THE UTILITY SERVICE.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, BROADBAND, AND/OR CABLE TELEVISION FACILITIES. THE SUPPLIER(S) OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANT SET FORTH IN THE PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER(S) OF THE ELECTRIC, TELEPHONE, BROADBAND, OR CABLE TELEVISION SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

#### C. WATER, SANITARY SEWER AND STORMWATER SERVICE

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORMWATER CONVEYANCE SYSTEMS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORMWATER SYSTEMS.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### D. GAS SERVICE

- THE OWNER OF THEIR LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THEIR LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER/DEVELOPER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT-WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OR SUCH STRUCTURE AS MAY BE LOCATED UP ON THE LOTS, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

#### E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE EACH LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, BROADBAND, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAN, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

#### F. FENCE EASEMENT

THE OWNER DOES HEREBY ESTABLISH AND GRANT A FENCE AND LANDSCAPE EASEMENT OVER AND UPON AREAS DEPICTED AS "F/E" AND SHOWN ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF "VERRADO". THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SPRINKLER SYSTEM AND LANDSCAPING FOR THE PURPOSED OF MAINTAINING AND REPAIR THEREOF, TOGETHER WITH THE RIGHTS OF ACCESS OVER, ACROSS AND ALONG SUCH EASEMENTS AND OVER, ACROSS AND ALONG LOTS IN "VERRADO", WHICH CONTAIN SUCH EASEMENTS.

#### G. OVERLAND DRAINAGE EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BY ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.
- OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA, IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

### SECTION II: RESERVE AREA A - PRIVATE STREET & U/E

A. RESERVE AREA A, AS DESIGNATED ON THE ACCOMPANY PLAT, IS HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE OF THE RESIDENTIAL LOTS WITHIN "VERRADO", THEIR GUESTS AND INVITEES, TO CONSTRUCT PRIVATE STREETS TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS TO AND FROM PUBLIC STREETS, FOR PROVIDING DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND IS RESERVED FOR THE SUBSEQUENT CONVEYANCE TO A HOMEOWNERS ASSOCIATION.

THE OWNER HEREIN GRANTS THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE THAT PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREET WITHIN RESERVE AREA A AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE OWNER FOR ITSELF AND ITS SUCCESSOR HOMEOWNERS ASSOCIATION HEREIN COVENANTS WITH THE CITY OF BIXBY OKLAHOMA WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESEERVE AREA A, AND MEETING THE FOLLOWING STANDARDS:
  - SURFACING WIDTH SHALL BE NOT LESS THAN 26 FEET.
  - BASE AND PAVING MATERIAL SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF BIXBY, OKLAHOMA FOR MINOR RESIDENTIAL PUBLIC STREETS.
  - THE MAXIMUM VERTICAL GRADE OF THE PRIVATE STREET SHALL BE 12%.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER THE PRIVATE STREET DEPICTED IN WITHIN RESERVE AREA A WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREET.

3. SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA OF THE PRIVATE STREET AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA THAT THE PRIVATE STREET HAS BEEN CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA DECLINES TO INSPECT THE PRIVATE STREET, CERTIFICATION SHALL BE SECURED FROM A REGISTERED PROFESSIONAL ENGINEER THAT THE PRIVATE STREET WAS CONSTRUCTED PER THE STANDARDS ABOVE SET FORTH, AND SAID CERTIFICATION SHALL BE FILED THE CITY OF BIXBY BEFORE THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM THE PRIVATE STREET.

THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREET AS DEPICTED IN RESERVE AREA A DOES NOT MEET THE CITY OF BIXBY, OKLAHOMA STANDARDS AS TO WIDTH OF RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES THAT THE CITY OF BIXBY, OKLAHOMA SHALL HAVE NOT DUTY TO MAINTAIN THE PRIVATE STREET WITHIN THE SUBDIVISION.

#### B. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST FLORENCE STREET (EAST 11TH STREET SOUTH) WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

### SECTION III: RESERVE AREA B- LANDSCAPING, COMMON OPEN SPACE, STORMWATER DETENTION

1. RESERVE AREA B, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE RESIDENTIAL LOTS WITHIN "VERRADO", THEIR GUESTS AND INVITEES, TO PROVIDE LANDSCAPED COMMON OPEN SPACE. THE OWNER WILL DEDICATE TO THE HOMEOWNER'S ASSOCIATION RESERVE AREA B FOR THEIR PERPETUAL ENJOYMENT AND MAINTENANCE. RESERVE AREA "B" SHALL ALSO SERVE AS STORMWATER DETENTION.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVE AREA B SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT OR ANY DRAINAGE EASEMENT DESIGNATED ON THE PLAT "VERRADO". THE FOREGOING COVENANTS SET FORTH IN PARAGRAPH C SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, OWNER/DEVELOPER, OR SUBSEQUENT HOMEOWNERS ASSOCIATION.

4. THE OWNER/DEVELOPER SHALL MAINTAIN THE DETENTION AREA AND FACILITIES TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. IN THE EVENT THE OWNER/DEVELOPER FAILS TO PROPERLY MAINTAIN THE OFF-SITE DETENTION AREA OR THE STRUCTURES WITHIN OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE OFF-SITE DETENTION AREA, OR THE ALTERATION OF THE GRADE THEREIN, THE TOWN OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE OUT-OF-POCKET COST THEREOF SHALL BE PAID BY THE OWNER/DEVELOPER. IN THE EVENT THE OWNER/DEVELOPER FAILS TO PAY SUCH COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE EACH LOT IN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

### SECTION IV: LOT USE AND RESTRICTIONS

#### A. LOT USE

"VERRADO" SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL NOT BE USED FOR ANY BUSINESS, COMMERCIAL OR MANUFACTURING PURPOSE; PROVIDED HOWEVER THE OWNER/DEVELOPER MAY PERMIT A MODEL UNIT OR SALES OFFICE TO BE IMPLEMENTED AND MAINTAINED BY THE OWNER/DEVELOPER FOR A FIXED TIME PERIOD, AT THE OWNER/DEVELOPERS SOLE DISCRETION.

#### B. FENCING

FENCING WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER/DEVELOPER AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED IN GOOD CONDITION.

### SECTION V: PLANNED UNIT DEVELOPMENT (PUD \_\_\_\_\_ - ORDINANCE 20 \_\_\_\_\_ ) RESTRICTIONS

#### A. DEVELOPMENT STANDARDS

THE "VERRADO" DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF PLANNED UNIT DEVELOPMENT (PUD) \_\_\_\_\_ AS ADOPTED BY THE BIXBY CITY COUNCIL UNDER ORDINANCE 2025-\_\_\_\_, APPROVED \_\_\_\_\_ 2025, OR ANY AMENDMENTS THEREOF.

### SECTION VI: HOMEOWNERS ASSOCIATION

A HOMEOWNERS ASSOCIATION SHALL BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREET AND OTHER COMMON AREAS OF THE SUBDIVISION.

### SECTION VII: ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

#### A. ENFORCEMENT AND DURATION

IN THE EVENT THAT ANY PROVISION, CLAUSE, SENTENCE, SECTION OR OTHER PART OF THE FORGOING RESTRICTIONS AND COVENANTS IS HELD TO BE INVALID, ILLEGAL, INAPPLICABLE, UNCONSTITUTIONAL, CONTRARY TO PUBLIC POLICY, VOID OR UNENFORCEABLE IN LAW TO ANY PERSON OR CIRCUMSTANCE, THE BALANCE OF THE RESTRICTIONS AND COVENANTS SHALL NEVERTHELESS REMAIN IN FULL FORCE AND EFFECT.



CONCEPTUAL IMPROVEMENTS PLAN

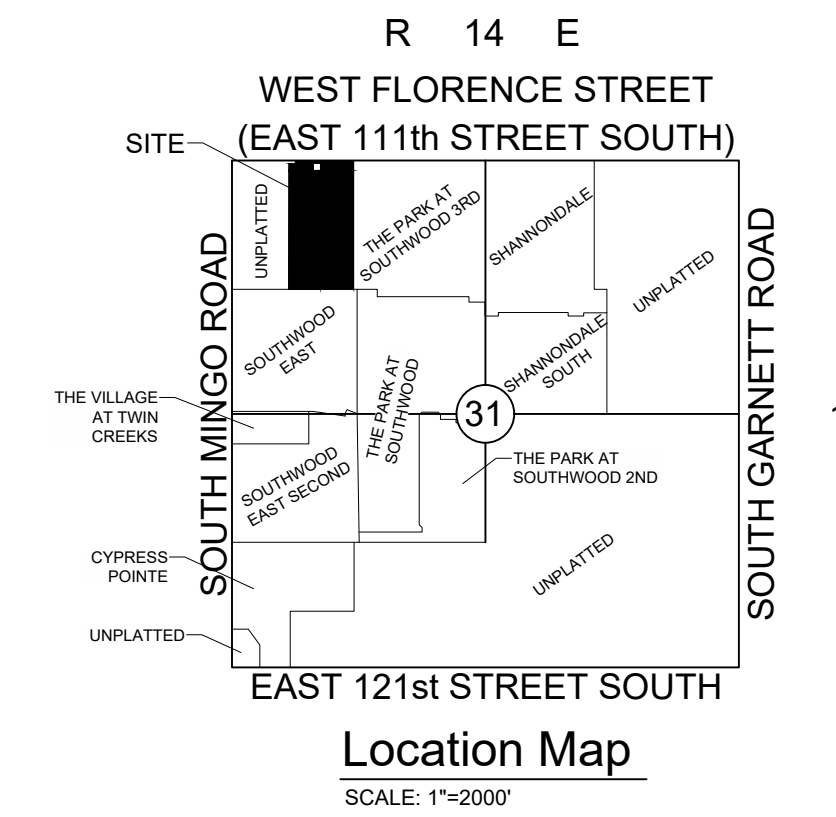
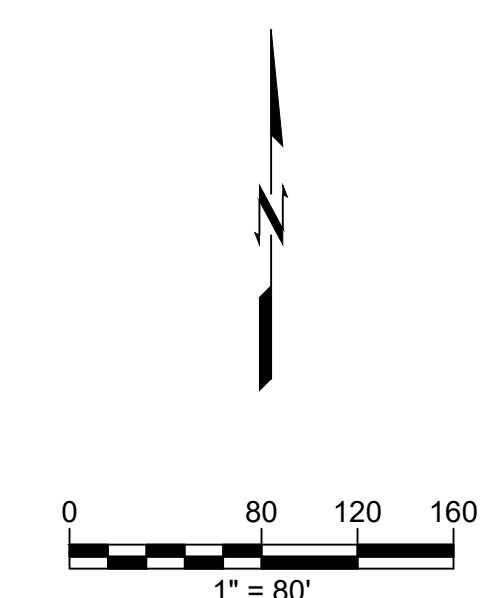
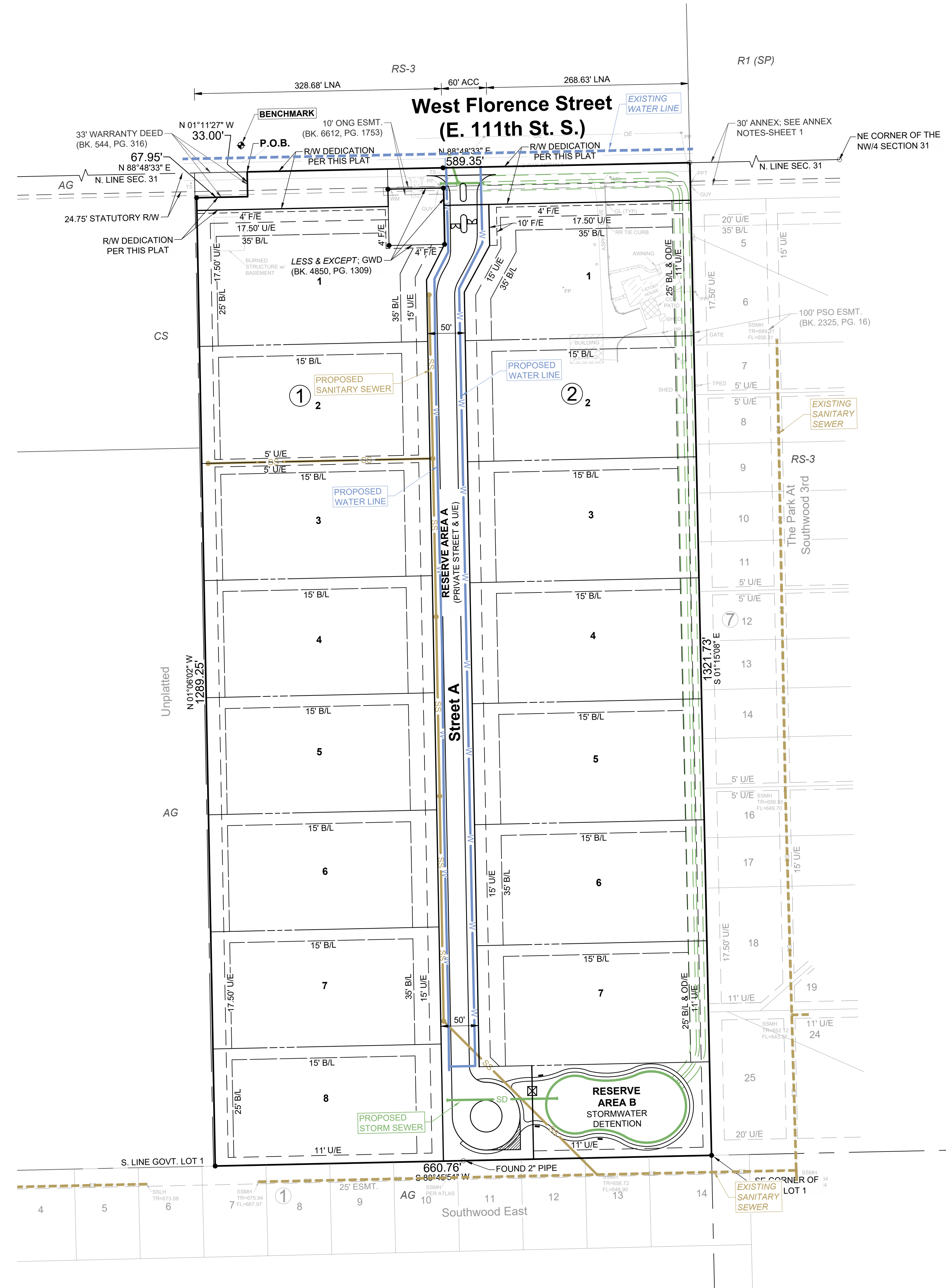
# VERRADO

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
Back 9 Investments LLC  
8917 South Yale, Suite 200  
Tulsa, Oklahoma, 74137  
CONTACT:

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2025  
JORDAN RODICH, P.E.  
jordanrodich@wallace.design

**SURVEYOR:**  
Fritz Land Surveying, LLC  
524 E. MAIN ST.  
Jenks, Oklahoma 74037  
Phone: (918) 528-5121  
OK CA NO. CA 5848, EXPIRES 6/30/2026  
ANDY FRITZ, OK LICENSE 1694  
FRITZLANDSURVEYING@GMAIL.COM



LEGEND	
B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
OD/E	= OVERLAND DRAINAGE EASEMENT
U/E	= UTILITY EASEMENT
ESMT.	= EASEMENT
	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER